

**ENTERED**

April 11, 2022

Nathan Ochsner, Clerk

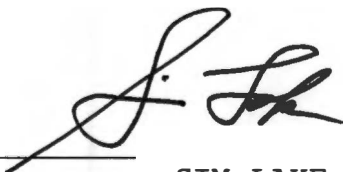
IN THE UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

ANKUS, L.L.C.,	§	
	§	
Plaintiff,	§	
	§	
v.	§	CIVIL ACTION NO. H-22-0355
	§	
PHH MORTGAGE CORPORATION and	§	
USAA FEDERAL SAVINGS BANK,	§	
	§	
Defendants.	§	

**ORDER**

Having carefully considered plaintiff, Ankus, L.L.C.'s, Motion to Remand (Docket Entry No. 6) and Defendant, PHH Mortgage Corporation's, Response in Opposition to Plaintiff's Motion to Remand (Docket Entry No. 13), the court concludes that plaintiff's Motion to Remand (Docket Entry No. 6) should be and is hereby **DENIED** because there is no reasonable basis for concluding that plaintiff could prevail against USAA Federal Savings Bank on any of its claims.

SIGNED at Houston, Texas, on this the 11th day of April, 2022.



SIM LAKE  
SENIOR UNITED STATES DISTRICT JUDGE